

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Warren

State: MI

PJ's Total HOME Allocation Received: \$6,306,110

PJ's Size Grouping*: C

PJ Since (FY): 1994

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: 20 | | | | |
| % of Funds Committed | 93.52 % | 90.35 % | 11 | 93.41 % | 45 | 48 | |
| % of Funds Disbursed | 76.54 % | 83.25 % | 18 | 84.68 % | 17 | 14 | |
| Leveraging Ratio for Rental Activities | 0.95 | 3.19 | 13 | 4.72 | 21 | 16 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 89.56 % | 1 | 80.76 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 69.60 % | 71.00 % | 14 | 68.18 % | 41 | 43 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 85.00 % | 87.53 % | 10 | 80.32 % | 48 | 54 | |
| % of 0-30% AMI Renters to All Renters*** | 40.00 % | 52.43 % | 15 | 45.16 % | 41 | 39 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 97.56 % | 1 | 95.04 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 15 / 20 | Nationally: | 42 39 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$10,240 | \$26,400 | | \$26,037 | 20 Units | 11.80 % | |
| Homebuyer Unit | \$32,928 | \$17,388 | | \$14,755 | 145 Units | 85.30 % | |
| Homeowner-Rehab Unit | \$16,714 | \$22,638 | | \$20,487 | 5 Units | 2.90 % | |
| TBRA Unit | \$0 | \$6,004 | | \$3,225 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Warren MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$19,966 | \$72,420 | \$23,092 |
| State:* | \$78,938 | \$73,007 | \$19,377 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

| | |
|----------------------|---|
| PJ: | 2.6 % |
| National Avg: | 1.1 % |

R.S. Means Cost Index: 1.03

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|
| RACE: | | | | |
| White: | 95.0 | 81.9 | 100.0 | 0.0 |
| Black/African American: | 0.0 | 11.8 | 0.0 | 0.0 |
| Asian: | 0.0 | 1.4 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 5.0 | 1.4 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.7 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 2.1 | 0.0 | 0.0 |

| | | | | |
|-------------------|---|---|---|---|
| ETHNICITY: | | | | |
| Hispanic | 0.0 | 0.7 | 0.0 | 0.0 |

| | | | | |
|------------------------|--|--|--|---|
| HOUSEHOLD SIZE: | | | | |
| 1 Person: | 20.0 | 26.4 | 40.0 | 0.0 |
| 2 Persons: | 20.0 | 24.3 | 60.0 | 0.0 |
| 3 Persons: | 20.0 | 21.5 | 0.0 | 0.0 |
| 4 Persons: | 15.0 | 13.2 | 0.0 | 0.0 |
| 5 Persons: | 5.0 | 9.7 | 0.0 | 0.0 |
| 6 Persons: | 20.0 | 2.8 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 2.1 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 10.0 | 27.1 | 0.0 | 0.0 |
| Elderly: | 5.0 | 0.0 | 80.0 | 0.0 |
| Related/Single Parent: | 55.0 | 25.0 | 20.0 | 0.0 |
| Related/Two Parent: | 20.0 | 30.6 | 0.0 | 0.0 |
| Other: | 10.0 | 17.4 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|---|
| Section 8: | 25.0 | 0.0 # |
| HOME TBRA: | 0.0 | |
| Other: | 5.0 | |
| No Assistance: | 70.0 | |

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

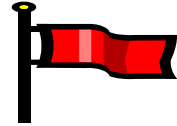
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Warren State: MI Group Rank: 42
(Percentile)
State Rank: 15 / 20 PJs Overall Rank: 39
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 69.6 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 85 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 3.87 |  |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

